150.0	0004	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,297,600	/	1,297,600
USE VALUE:	1,297,600	/	1,297,600
ASSESSED:	1,297,600	/	1,297,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LITVAK DAVID
Owner 2:	SCHWARTZ GAIL
Owner 3:	
Street 1:	11 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GHAUS CHRISTINA M -
Owner 2:	-
Street 1:	11 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 2009, having primarily Vinyl Exterior and 2768 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	810,400		487,200	1,297,600
Total Card	0.145	810,400		487,200	1,297,600
Total Parcel	0.145	810,400		487,200	1,297,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.79 | /Parcel: 468.79

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 99217

GIS Ref

GIS Ref

Insp Date 07/14/18

!11760!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0004-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	810,400	0	6,300.	487,200	1,297,600		Year end	12/23/2021
2021	101	FV	787,400	0	6,300.	487,200	1,274,600		Year End Roll	12/10/2020
2020	101	FV	787,400	0	6,300.	487,200	1,274,600	1,274,600	Year End Roll	12/18/2019
2019	101	FV	583,400	0	6,300.	456,800	1,040,200	1,040,200	Year End Roll	1/3/2019
2018	101	FV	583,900	0	6,300.	377,600	961,500	961,500	Year End Roll	12/20/2017
2017	101	FV	583,900	0	6,300.	347,100	931,000	931,000	Year End Roll	1/3/2017
2016	101	FV	583,900	0	6,300.	316,700	900,600	900,600	Year End	1/4/2016
2015	101	FV	563,000	0	6,300.	310,600	873,600	873,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:03:43

LAST REV

Date	Time
12/06/21	14:14:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11760

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GHAUS CHRISTINA	79207-17	1	11/23/2021		1,501,000	No	No		
BRIAN CALLAHAN	54333-526		2/25/2010		839,000	No	No		Harris Ghaus dod 1/2/2020
ROWSELL JOHN S	53354-564		8/7/2009	Change>Sale	352,000	No	No		
	10944-339		10/1/1965			No	No		N

USER DEFINED

Prior Id # 1:	99217
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2016	838	Wood Dec	20,613					rebuild deck
9/16/2009	854	New Buil	193,000					RAZE EXISTG & BUIL

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2018	Inspected	PH	Patrick H
6/9/2018	MEAS&NOTICE	HS	Hanne S
9/20/2010	MLS	BR	B Rossignol
2/11/2010	Info Fm Prmt	BR	B Rossignol
3/11/2009	Inspected	372	PATRIOT
1/20/2008	Measured	372	PATRIOT
11/19/1999	Meas/Inspect	268	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	487,202	Spl Credit		Total:	487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.02933526
Const Adj.:	0.99792004
Adj $ / SQ:	143.807
Other Features:	112471
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	817738
Depreciation:	7360
Depreciated Total:	810378

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

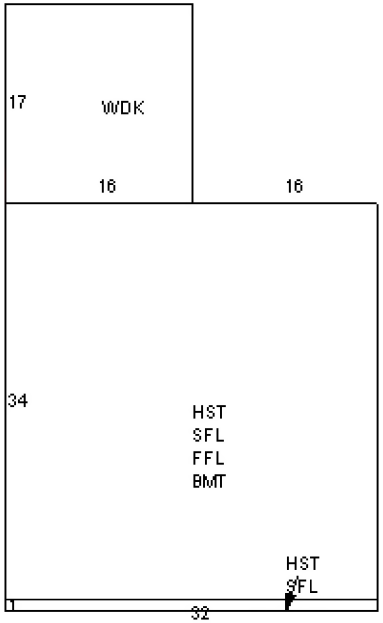
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	209.96
Special Features:	0	Val/Su Net:	196.32
Final Total:	810400	Val/Su SzAd	292.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,120	143.810	161,064
BMT	Basement	1,088	43.140	46,939
FFL	First Floor	1,088	143.810	156,462
HST	Half Story	560	143.810	80,532
WDK	Deck	272	9.660	2,627

Net Sketched Area: 4,128 | Total: 447,624

Size Ad 2768 | Gross Area 4688 | FinArea 2768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0004-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: